



Arlington Historic District Commissions Final & Approved Minutes – September 21, 2023

Commissioners Present: D. Baldwin, C. Barry, B. Cohen, S. Makowka, C. Tee
J. Worden

Commissioners Not Present: P. Chaves, B. LaBau, B. Melofchik, S. Savarese

Guests: D. Hunter, L. Valenti

1. **AHDC Meeting Opens 8:00pm – S. Makowka opened the meeting at 8:05pm and advised remote meeting and recording of meeting for purposes of creating a record of meeting and then once minutes are approved they are deleted**
2. **Approval of draft minutes from August 24, 2023; J. Worden made some changes and moved approval with the two changes, seconded by D. Baldwin, unanimous approval via roll call.**
3. **Appointment of Alternate Commissioners; Jason/Gray alternate – B. Cohen and S. Makowka, J. Worden will refrain from voting on that project.**
4. **Communications**
 - a. **N. Aikenhead asked for an extension of the certificate we approved previously for 212 Pleasant Street and no commissioners had any concern with S. Makowka extending certificates subject to the condition that nothing had changed.**
 - b. **S. Makowka reported on the MBTA Corridor plans and there are no overlays into the Districts. It appears that they didn't take the significant properties inventory into account. The feedback in the summary from the Planning chair was they were planning to avoid anything on the Inventory going forward. J. Robinson of the AHC has been in communication with the group as well. J. Worden will be there at the Special Town Meeting on 10/2 to be sure the plan has been correctly adopted. J. Worden moved a motion to support a potential amendment if necessary to protect historic resources, seconded by C. Barry. Roll call unanimously approved.**
 - c. **38 Gray Street appeal was dismissed because it was not timely filed with the courts. There will be some discussion at end on strategy done in executive session.**
5. **New Business**
 - a. **Formal Hearing for 27 Jason Street (Worden) for garage roof replacement – J. Worden had samples available and presented his application, stepping down as a Commissioner. Garage built in 1984, roof on main house is slate but garage was constructed with asphalt shingles and the structure will not support slate. He would like to change existing asphalt shingles to artificial slate. Town plan is wrong in GIS maps, that is from the 1886 subdivision**

plan apparently. The plan J. Worden submitted with application is correct. The garage is at the other corner. He also wants to expand the cupola a few inches higher. The color would be as close to match what is on the existing house roof. S. Makowka is of mixed mind on the appropriateness. He feels we have not used trees for a criteria for visibility in the past. He could be swayed both ways, maybe some flexibility on trying as a test case the actual application. If it doesn't work out he could still go back to asphalt. Previously the durability of similar products was a concern, but the fact that a reputable roofing company is recommending these roofing tiles is helpful. Question is whether it is appropriate in this application and he would be very uncomfortable to put this on a front facing roof façade, but giving the location and minimal visibility he is open to discussion. C. Barry feels it is a really risky proposition and does not recommend to clients. He is also troubled to set precedents allowing this in a district. He would recommend 3 tab asphalt shingles, you could add copper flashings to be more traditionally detailed. B. Cohen added it is a secondary structure. C. Tee joined at the beginning of the hearing and will be able to participate in the vote as well. S. Makowka said he agrees with C. Barry and does not want to set any precedent on composite materials. D. Baldwin shares the same sentiment. J. Worden would like to have the flexibility to go forward and would like to have the garage match the house.

B. Cohen moved that this is barely visible from a public right of way and as such it could serve as an appropriate test case for a trial on synthetic slate material. C. Tee seconded for discussion. B. Cohen amended motion to include either asphalt or an artificial material in this limited application for test purposes due to lack of impact on the frontage, final materials to be approved by monitor prior to installation. C. Tee seconded. D. Baldwin – y, C. Barry – y, B. Cohen – y, C. Tee -y, S. Makowka – y. Unanimous approval. Monitor appointed S. Makowka.

C. Barry again suggested the 3 tab asphalt shingles with copper flashings is a better way to go.

- b. **Informal Hearing for 731 Mass Ave (High Rock Church) for unauthorized window replacements.** D. Hunter present to discuss the work. S. Makowka summarized that in 2018 the applicant had come to replace windows at corner of Central and Mass. Ave. and there were a number of original windows as well as some mixture of mishmash windows of vinyl, aluminum etc. The application as denied at that time and they were strongly encouraged to restore existing wood windows. S. Makowka shared the image of the building. Walking by there appeared changes had been done to the windows and we reached out to ask what work had been done and current status.

D. Hunter vaguely remembers hearing about the project a number of years ago and did not know of the prior history. There were 5 days a week children on the 2nd floor and the windows were pretty bad. They moved it into a safety issue and replaced all the windows with vinyl windows in early August. There were 28 windows replaced, 9 were wood, the rest were vinyl or metal windows. They are here to get counsel on what to do, they were white vinyl windows installed to match the muntin detail. They don't have excess funds but they understand the precedent setting issue. B. Cohen commented that "neglect" is what got you to the place where you tore out the old windows. C. Barry said work on exterior commercial properties requires a permit and the contractor should have gotten the permits. Rehabilitation of existing windows is always an option, but you ripped out the windows before getting any permission. Vinyl replaced with vinyl is allowed, but wood windows would never be allowed to be replaced with vinyl windows. This is a pretty prominent location and looks not so great now. C. Tee said that clearly this was done without the consent of the building dept. or the AHDC. Maybe a compromise would be to go along with properly restoring what's on Mass. Ave. and visible. L. Valeri stated that the Central Street side windows were all old metal. Discussion about how many windows should be replaced with wood windows – 12 counted by Commissioners. We need an application and a recommendation of how they are willing to

proceed following our guidelines. Nothing was done on the 1st floor so before they decide to do anything on the 1st floor they should come before us. D. Baldwin added that we don't feel good about this but we have a responsibility to the town and it's too bad for all involved and it hurts to throw money away, but it's unfortunate that the circumstances came down to it.

6. Old Business

- a. Discussion of ZOOM vs in-person AHDC meetings – D. Baldwin is going down investigate options to meet for hybrid meeting options. – no discussion
- b. Report from Streetscape sub-committee – no discussion
- c. Modification of Design Guidelines (Little Libraries, Below Grade Windows) – no discussion
- d. AHDC Public Input Meeting– no discussion

7. Executive Session (If Necessary) To Discuss Litigation Issue. S. Makowka proposed we go into executive session to discuss 38 Gray Street and adjourn directly for the night from executive session. Seconded by D. Baldwin – Roll call J. Worden-y, D. Baldwin-y, C. Barry-y, B. Cohen-y, C. Tee-y, S. Makowka-y unanimous.

8. Meeting exits from Adjourns 9:48pm from Executive Session and adjourns S. Makowka Motion to adjourn. Roll call J. Worden-y, D. Baldwin-y, C. Barry-y, B. Cohen-y, C. Tee-y, S. Makowka-y unanimous.

[Executive Order on Remote Participation](#)

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